

LET PROPERTY PACK

INVESTMENT INFORMATION

Springfield Mill, Sandiacre,
NG10

229365756

 www.letproperty.co.uk





Property Description

Our latest listing is in Springfield Mill, Sandiacre, NG10

Get instant cash flow of **£950** per calendar month with a **9.8%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Springfield Mill,
Sandiacre, NG10

229365756



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £311.82 pm

Ground Rent: £60 pm

Lease Length: 230 years

Current Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950
Mortgage Payments on £87,000.00 @ 5%	£362.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£311.82
Ground Rent	£60.00
Letting Fees	£95.00
Total Monthly Costs	£844.32
Monthly Net Income	£105.68
Annual Net Income	£1,268.16
Net Return	3.54%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£631.84**
Adjusted To

Net Return **-1.76%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£248.16**
Adjusted To

Net Return **0.69%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



£130,000

2 bedroom maisonette for sale

+ Add to report

Derby Road, Sandiacre, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2025 to 2 Apr 2026 (268 days) by Robert Ellis, Stapleford



£120,000

2 bedroom apartment for sale

+ Add to report

Carnish House, Bennett Street, Sandiacre NG10 5RB

NO LONGER ADVERTISED

Marketed from 7 Jul 2020 to 28 Oct 2020 (113 days) by EweMove, Beeston & Long Eaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Springfield Mill, Sandiacre, Derbyshire, NG10 5QD

NO LONGER ADVERTISED

Marketed from 6 Mar 2026 to 13 Mar 2026 (6 days) by Robert Ellis, Stapleford

+ Add to report



£1,000 pcm

2 bedroom apartment

Springfield Mill, Sandiacre, NG10 5QD

NO LONGER ADVERTISED

Marketed from 11 Mar 2026 to 13 Mar 2026 (1 days) by Robert Ellis, Stapleford

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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229365756

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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